

# Village Growth Potential Study

# BROTHERTON

**Sustainability Ranking (1 – most sustainable - 5 least sustainable)**

**See Background Paper No. 5**

Size	Local Services	Accessibility to Principal Town (or equivalent)	Access to Employment	Overall Classification
5	3	2	2	3
<b>Groundwater Source Protection Zones</b>	N/A		<b>Agricultural Land Classification</b>	Grade 3 to east (covering Byram) and south and grade 2 to north and west (outside District).
<b>Waste Water Treatment Capacity</b>	Drains to Sutton WWTW which is currently at capacity.			
<b>Highway Network Constraints/Public Transport</b>	No overriding highway issues. Good access to A1 providing good links with Castleford/Pontefract.			
<b>Biodiversity</b>	N/A			
<b>Character and Form</b>	Linear settlement occupying land between the River Aire (to the west) and the former A1 (to the east). 4 Listed buildings within the settlement.			
<b>Landscape Sensitivity</b>	The majority of the village is very well screened by mature planting and the sloping topography and any development is unlikely to be visually intrusive or constitute an discordant extension within the landscape. However, due to the containment of the village areas of expansion are limited. There are large national grid power lines around the village. The area to the north-east of the village is included within a Locally Important Landscape Area.- east. The village is inset into the West Yorkshire Green Belt.			

<b>Flood Risk</b>	There are areas of high risk (Flood Zones 2 & 3a) along the western fringe of the village.
<b>Residential Site Potential (SHLAA)</b>	No significant potential sites.
<b>Conclusion</b>	<p>Falls within Category 3 'Less Sustainable' in overall terms. Limited local services but good access to high level services and employment opportunities in Castleford and Pontefract.</p> <p>Further development may be possible within Development Limits but no identified SHLAA sites.</p> <p>Brotherton and Byram are sufficiently close to share services but, because of the lack of appropriate new sites not already committed through planning permissions, this does not change the conclusion.</p>
<b>Village Growth Potential</b>	<b>Growth inappropriate at present time</b>